



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

FEBRUARY 18, 2020

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LSDP – ROGERS FIRE DEPARTMENT TRAINING CENTER

STAFF: ASHON ROBINSON, PLANNER I
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

PROJECT INFORMATION:

PROJECT NAME:	Rogers Fire Department Training Center
PROJECT DESCRIPTION:	3,012-sf government building on 33.62 acres
ADDRESS/LOCATION:	3003 W. Oak Street
GROSS SITE AREA:	33.62 acres
RESIDENTIAL UNITS:	N/A
REQUESTED WAIVERS:	Landscaping, Street Improvements, and Connectivity
REQUESTED VARIANCES:	Off-street Parking
FEES-IN-LIEU:	N/A

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	City of Rogers/Charles Zardin
PROJECT OWNER/DEVELOPER:	City of Rogers
PROPERTY OWNER:	City of Rogers
REQUEST:	Large-Scale Development Plan approval

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
GROWTH DESIGNATION CHARACTER:	Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.
ZONING DISTRICT:	A-1 (Residential Office)
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances


ENGINEERING REVIEW:

1. ACCESS MANAGEMENT: The applicant's project complies with Access Management standards.
2. STORMWATER MANAGEMENT: The project does not propose infrastructure improvements, and the impact of the structure being constructed is very minimal. The minimal increase is routed through an improved swale that will be sodded and sheet flows across the property thereafter before it discharges directly into the floodplain to the west.
3. WATER QUALITY: The disturbed area is less than one acre. Water Quality requirements do not apply.
4. FLOODPLAIN MANAGEMENT: A portion of this property is within a Special Flood Hazard Area. However, the proposed development area is approximately 15ft higher in elevation than the nearest Zone AE floodplain to the west. No portion of the proposed improvements are within the Special Flood Hazard Area. The area of development is Zone X (unshaded).
5. MASTER STREET PLAN IMPROVEMENTS:
 - a) Street Pavement and Condition: The applicant requests a **WAIVER** of Sec. 14-256 from requiring improvements to W Oak Street which is defined as a future collector on the Master Street Plan.
 - b) Connectivity Standards: Due to the location of the Public Works facility to the North and West, floodplain to the North and West, and an existing subdivision to the North and East, Connectivity Standards would not be feasible. Engineering Staff supports a **WAIVER** from Sec. 14-604(c) requiring connectivity.
 - c) Streetscape:
 - i. Right-of-Way:
 - 1) The existing right-of-way along Oak Street is 60ft. The street will likely be realigned in the future. The City owns the property along the front of this property and right-of-way requirements will be a part of the future expansion along Oak Street to realign the physical road with the proposed location on the Master Street Plan.
 - ii. Sidewalks & Sidepaths:
 - 1) The applicant's street improvement waiver would include this requirement.
 - d) Trails:
 - e) Street Lights: The applicant's street improvement waiver would include this requirement.
 - f) Street Trees: The applicant's street improvement waiver would include this requirement.
6. RECOMMENDATIONS:
 - a) **Approve WAIVER of Sec. 14-256** from requiring any improvements along W Oak Street. This project will be expanded in the future and will include these requirements during a future project.
 - b) **Approve WAIVER of Sec. 14-604(c)** from requiring connectivity due to the constraints along the north, northwest, and northeast of the site.

STAFF SIGNATURES:



Kris Paxton, Development Compliance Manager
City of Rogers Engineering Division



Lance Jobe, City Engineer
City of Rogers Engineering Division

PLANNING REVIEW:

1. LAND USE:
 - a) Use Definition: Per Sec. 14-695, "Government Offices" is defined as "encompassing administrative, clerical, or contact offices of a government agency."
 - b) Zoning Compliance: The proposed project is in compliance with all A-1 zoning standards.
 - c) CGM Compliance: The proposed project is not in compliance with the purpose, character, and goals of the Neighborhood Growth Designation.
2. DEVELOPMENT STANDARDS: The proposed project conforms to all development standards required by Sec. 14-697 and Article III with the exception of any requested waivers and/or variances.
 - a) Building Disposition: The proposed project has met all other the building disposition requirements, as stated in Section 14-697.
 - b) Parking & Loading: The applicant requests a **VARIANCE** from the requirement to provide an additional 26 off-street parking spaces, as mentioned in Sec. 14-697(e). The site plan has met all other vehicle parking requirements stated in Section 14-709(h).
 - c) Screening & Transitions: The site plan has met all screening requirements, as stated in Section 14-256(15).
 - d) Landscaping: The applicant requests a **WAIVER** from all landscaping requirements, as stated in Section 14-256(12-14).
3. REPORTS FROM OTHERS: The proposed project has been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU Conditional Approval Letter). All projects are made available for review by franchise utilities and Benton County 911 Administration.
4. RECOMMENDATIONS:
 - a) Consider with regard to land-use compatibility and the health, safety, and general welfare of the public.
 - b) **Approve project with the following actions on waivers:**
 - i. **APPROVE the VARIANCE from Sec. 14-697(e) for the requirement to provide 26 new off-street parking spaces.** Staff supports this request as there already exists large paved areas on which vehicles can be parked, though it is not striped. This use is not meant for members of the general public, and as such vehicle traffic and need for parking will not increase.
 - ii. **APPROVE the WAIVER to Sec. 14-256(12-14) to provide landscaping.** The requirement of providing landscaping on the site would not be proportional to the impact of development. Additionally, there already exist a large amount of significant trees and green space on the subject property.

STAFF SIGNATURES:



Ashon Robinson, Planner I
City of Rogers Planning Division



Ethan Hunter, City Planner
City of Rogers Planning Division

TOTAL REQUESTED WAIVERS & VARIANCES:

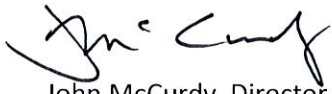
1. Approve the variance for the requirements in Sec. 14-697(e) to provide 26 new off-street parking spaces
2. Approve the waiver to waive the landscaping requirements as stated in Section 14-256(12-14)
3. Approve WAIVER of Sec. 14-256 from requiring any improvements along W Oak Street.
4. Approve WAIVER of Sec. 14-604(c) from requiring connectivity.

SUGGESTED MOTIONS:

1. FOR APPROVE: "Move to approve the large-scale development for the City of Rogers as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to approve with conditions the large-scale development for the City of Rogers subject to [conditions, contingencies, or other actions on requested waivers/variances]."
3. FOR DENY: "Move to deny the requested large-scale development."
4. FOR TABLE: "Move to table the requested large-scale development [indefinitely or date certain]."

DIRECTOR'S COMMENTS:

1. Agree with recommendations.

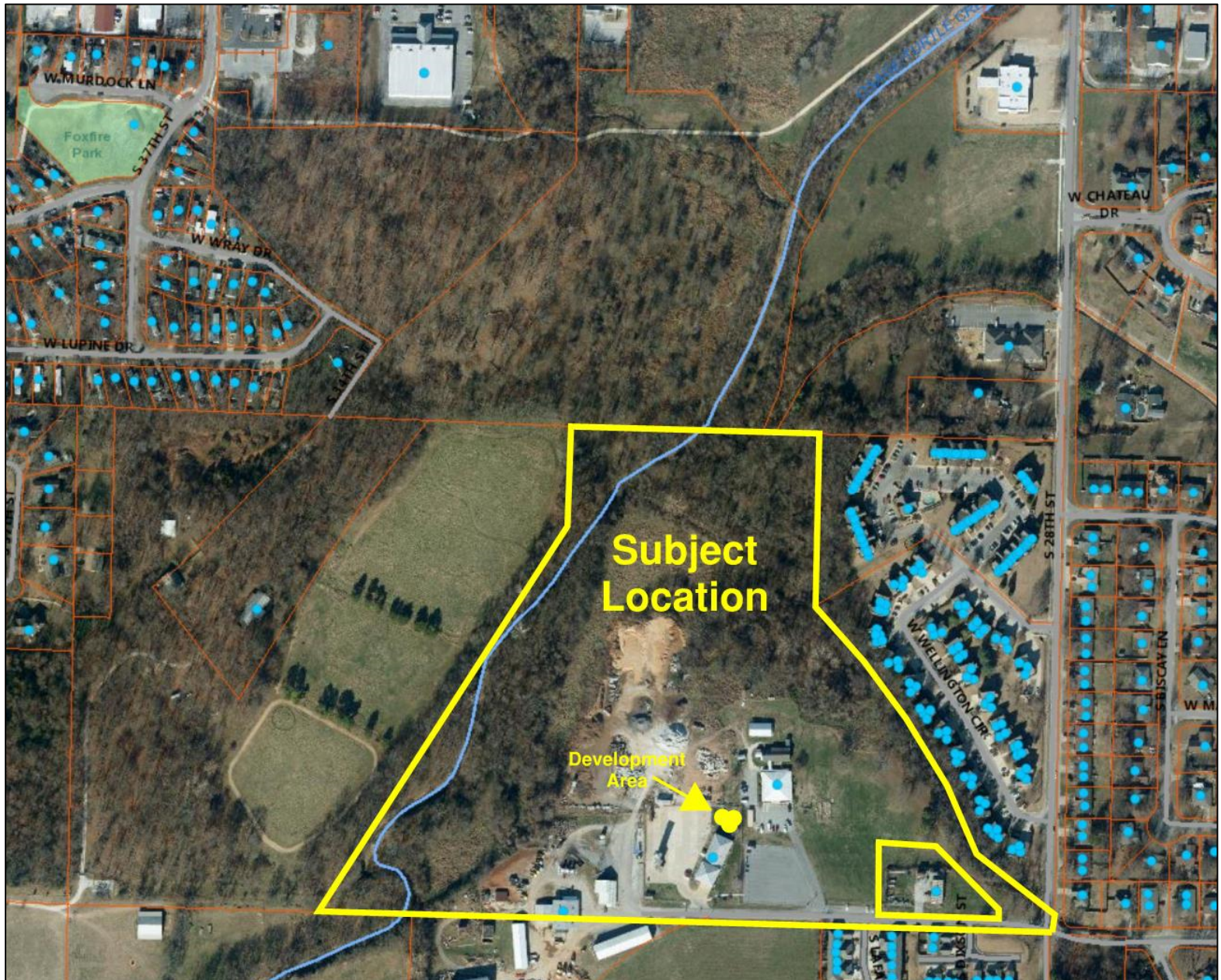


John McCurdy, Director
City of Rogers Community Development

TABS:

1. Vicinity map
2. Waiver/Variance Letter
3. RWU Conditional Approval Letter
4. Site Plan

VICINITY MAP:





JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

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Fax: 479.582.4807
www.jorgensenassoc.com

January 3, 2020

City of Rogers
301 W. Chestnut St.
Rogers, AR 72756

Attn: Planning Department
Re: Waiver Request for Rogers Fire Department Training Center LSDP

Lori Ericson, Planning Administrator:

Please accept this request from the Rogers Fire Department for a waiver from the Code of Ordinances for the City of Rogers, Arkansas, Section 14-256 (12-14) regarding landscaping requirements. The proposed building addition will be located behind the existing building, and will not be in direct view from the public right-of-way or adjacent properties. Also, due to the character of the building's usage as a Public Safety Facility, the Fire Department doesn't anticipate a need for landscaping.

The developer would also like to request a waiver from Section 14-697 (e) for off-street parking requirements. The site currently has 14 existing striped parking spaces. However, there are large paved areas on the east and west sides of the Training Center which are currently used for parking fire trucks and other public safety vehicles. The developer believes there is sufficient parking in these areas.

Also, the Rogers Fire Department would like to request a waiver from Section 14-256 regarding street improvements along W. Oak Street. The development code requires 5' sidewalk, 5' greenspace, street lights & street trees to be installed. The developer doesn't believe that it will be feasible to complete these improvements with the proposed building addition.

We thank you for your consideration of this proposal, and please contact us with any questions or comments.

Sincerely;



Charles Zardin, PE



December 19, 2019

Mr. Charles Zardin, PE
Jorgensen & Associates
124 West Sunbridge, Suite 5
Fayetteville, AR 72703

RE: Technical Advisory Committee Review/Conditional Approval
Rogers Fire Department Training Center

Dear Mr. Zardin:

We have reviewed the Large Scale Development Plans for Rogers Fire Department Training Center and are approving them with the following comments:

1. The following portions of the project, while not part of the site design, must also be approved by the Utility before water or sewer service is established:
 - a. Provide plumbing plans for review. The plumbing plans must include an approved RPZA for backflow protection.
 - b. Provide fire suppression plans if required. Approved backflow protection is required on a fire protection system.

Please forward these requirements to the appropriate design firm(s) and to your client.

2. It appears the existing water meter shown on the west side of the existing building is actually a sand/oil separator. The existing water meter is south of the existing building.

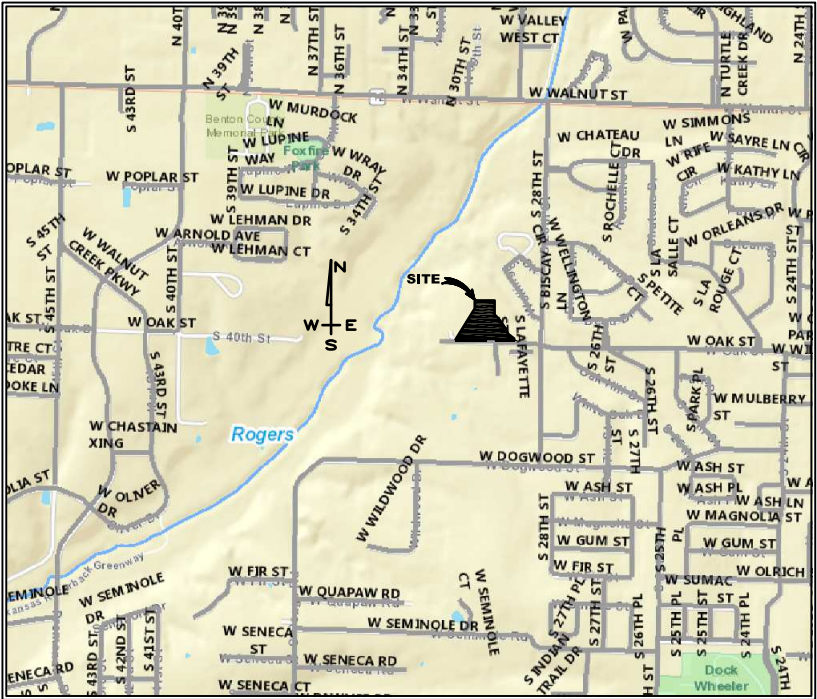
Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen Ponder", is written over a light blue background.

Stephen Ponder, PE

SP:DG



VICINITY MAP
ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT PLAN FOR: ROGERS FIRE DEPARTMENT TRAINING CENTER

LOCATION:
3003 W. OAK STREET
ROGERS, AR. 72758

OWNER/DEVELOPER:
CITY OF ROGERS
301 W CHESTNUT ST
ROGERS AR 72756-4559

ENGINEERING FIRM:
JORGENSEN & ASSOCIATES
124 W. SUNBRIDGE, STE. 5
FAYETTEVILLE, AR 72703
479-442-9127
CHARLES@JORGENSENASSOC.COM

CITYVIEW # PL201900825

LEGAL DESCRIPTION:

WARRANTY DEED FILED IN BOOK 717, PAGE 745, BENTON COUNTY, ARKANSAS

A PART OF THE E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A BRASS CAP SET AT THE SOUTH 1/4 CORNER OF SAID SECTION 10; THENCE NORTH 00 DEGREES 05'46" WEST 38.74 FEET TO A RAILROAD SPIKE WHICH IS THE POINT OF BEGINNING OF THE PROPERTY DESCRIBED HEREIN; AND RUN THENCE NORTH 52 DEGREES 50'51" WEST AND WITH THE CENTERLINE OF THE CREEK 269.12 FEET; THENCE NORTH 24 DEGREES 49'05" WEST, AND WITH THE CENTERLINE OF THE CREEK 200.00 FEET; THENCE NORTH 31 DEGREES 54'36" WEST, AND WITH THE CENTERLINE OF THE CREEK 200.00 FEET; THENCE NORTH 37 DEGREES 46'54" WEST, AND WITH THE CENTERLINE OF THE CREEK 200.00 FEET; THENCE NORTH 43 DEGREES 18'56" WEST, AND WITH THE CENTERLINE OF THE CREEK 200.00 FEET TO A POINT ON THE WEST LINE OF SAID E 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10; THENCE NORTH 00 DEGREES 05'45" WEST 468.38 FEET TO A SET IRON PIN AT THE NW CORNER OF SAID E 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 10; THENCE SOUTH 89 DEGREES 31'50" EAST 662.56 FEET TO THE RAILROAD SPIKE SET AT THE NE CORNER OF SAID SE 1/4 OF THE SW 1/4; THENCE SOUTH 00 DEGREES 05'46" EAST AND ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4 TO THE POINT OF BEGINNING; LESS THE STREET DEDICATION ALONG THE EAST SIDE; AS SHOWN ON PLAT RECORD #14 AT PAGE 205. SUBJECT TO ALL STREETS AND EASEMENTS OF RECORD.

Clarification of Requirements

Water, Sewer, Streets, Drainage, and Inspections

A) Inspections and Testing Procedures:

1. All field tests required for a project shall be witnessed by the city in the presence of the Engineer and Contractor, or their representative.
2. The City requires a 48-hour notice on all tests. Calls to the City for the purpose of setting test times should be made by 10:00 am for test on the following day. Tests delayed by weather or other factors will be rescheduled on the same basis.
3. It is the responsibility of the Engineer and Contractor to coordinate the scheduling of such tests with the City.
4. All equipment, materials, and labor required for testing shall be furnished by the Contractor at his expense.
5. Prior to final acceptance by the City, the project shall be subject to a joint final inspection by a designated representative of the City Engineer's Office, a representative of the Rogers Water and Sewer Maintenance Department, the Engineer of record for the project, and the Contractor.

Review of these plans is limited to general compliance with city codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The city's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.

NOTE:
WATER & SEWER CONTRACTOR SHALL CLEARLY MARK ALL WATER & SEWER SERVICE LOCATIONS. FINAL INSPECTION SHALL INCLUDE THESE MARKED SERVICES. FINAL PAYMENT WILL NOT BE MADE UNTIL SERVICES ARE MARKED.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
2. ALL WATER AND SEWER IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROGERS WATER AND SEWER SPECS AND STREET AND DRAINAGE SHALL CONFORM TO THE CITY OF ROGERS STREET AND DRAINAGE SPECS.
3. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
4. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO ENSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
5. RESTORATION AND CLEAN-UP ON-SITE AS WELL AS OFFSITE PROPERTIES AFFECTED BY IMPROVEMENTS, SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.
7. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
8. EASEMENT PLAT IS REQUIRED TO BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
9. THE CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL & 18" VERTICAL CLEARANCE BETWEEN SEWER LINES AND WATER LINES.
10. PROVIDE 3' MIN. COVER OVER 8" WATER LINES.
11. WATER VALVES & FIRE HYDRANTS SHALL BE PLACED TO AVOID BEING WITHIN THE PROPOSED SIDEWALK LOCATIONS.
12. ALL STORM DRAIN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
13. CONTRACTOR SHALL RESTORE ALL OFFSITE PROPERTIES AFFECTED BY IMPROVEMENTS TO THEIR ORIGINAL CONDITION.
14. IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED PER ROGERS CODE SEC. 14-228(6).
15. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

NOTES:

1. CURRENT ZONING = A-1
2. PARCEL NUMBER: 02-00901-000.
3. A PORTION OF THIS PROPERTY IS AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FRM #05007C0260K DATED JUNE 5, 2012. (ZONE AE, ZONE X)
4. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
5. BUILDING USAGE: PUBLIC SAFETY FACILITY

SITE AREA 33.62 ACRES
PRE-DEVELOPMENT IMPERVIOUS AREA: 4.21 ACRES PERVIOUS AREA: 29.41 ACRES GREENSPACE PERCENTAGE: 87.5%
POST-DEVELOPMENT IMPERVIOUS AREA: 4.30 ACRES PERVIOUS AREA: 29.32 ACRES GREENSPACE PERCENTAGE: 87.2%
BUILDING HEIGHT APPROX. 18'
BUILDINGS (EXCLUDES BUILDINGS OUTSIDE OF THE FIRE DEPARTMENT TRAINING CENTER AREA) EXISTING: 7,072 SQ. FT. (4,927 SQ. FT. OF OFFICE SPACE & 2,145 SQ. FT. TRUCK BAY) PROPOSED: 3,012 SQ. FT.
PARKING: (A-1) PARKING REQUIREMENT FOR BUSINESS AND PROFESSIONAL OFFICE: 1 SPACE FOR 300 SQ. FT. (4927 + 3012) / 300 = 26.46 THERE ARE 14 EXISTING SPACES



INDEX OF SHEETS:

- C0.0 COVER SHEET
- C1.1 SITE PLAN
- C1.2 UTILITY PLAN
- C1.3 GRADING & EROSION CONTROL PLAN
- C5.1 EROSION CONTROL DETAILS

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+ ASSOCIATES

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LEGEND

- ✕ CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- ⦿ POWER POLE
- △ CENTERLINE MARKER
- ⊕ SEWER MANHOLE
- ⦿ FIRE HYDRANT
- ⦿ STREET LIGHT

EXISTING 8" SEWER LINE
EX SS-8
PROPOSED 8" SEWER LINE
SS-8
EXISTING WATERLINE
WL-8
PROPOSED 8" WATER LINE
WL-8
CENTERLINE STREET
BUILDING SETBACK
UTILITY EASEMENT
NEW 5' SIDEWALK
FENCE
EXISTING CONTOUR
FINISHED CONTOUR

PROJECT DETAILS

PROJECT TITLE:
ROGERS FIRE
DEPARTMENT
TRAINING CENTER

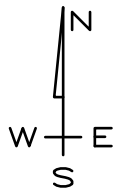
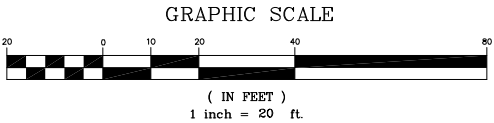
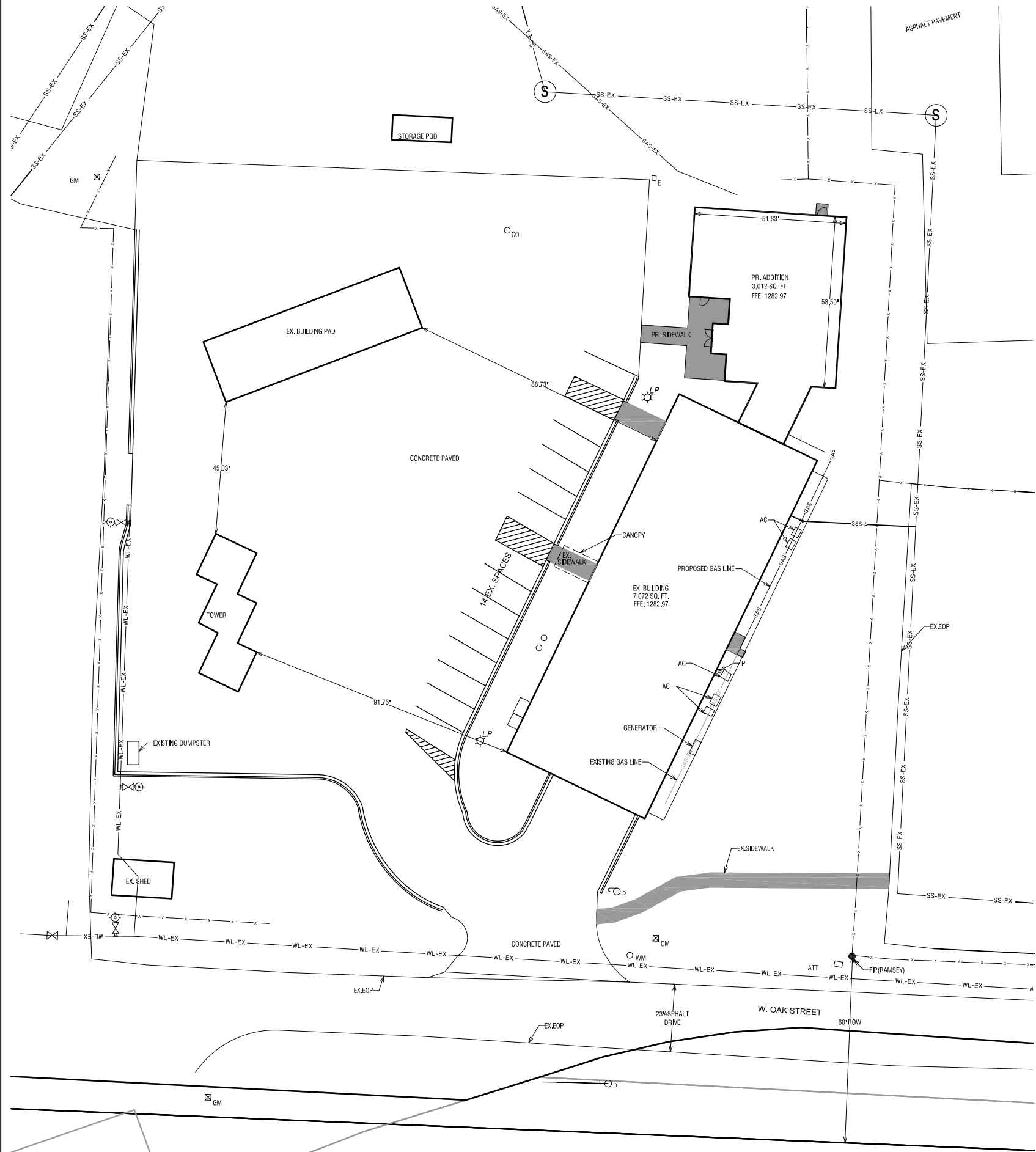
PROJECT LOCATION:
ROGERS, AR

REVISIONS

△	12.27.2019
△	1.23.2020

DATE: 11.7.19
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SCALE: 1" = 20'

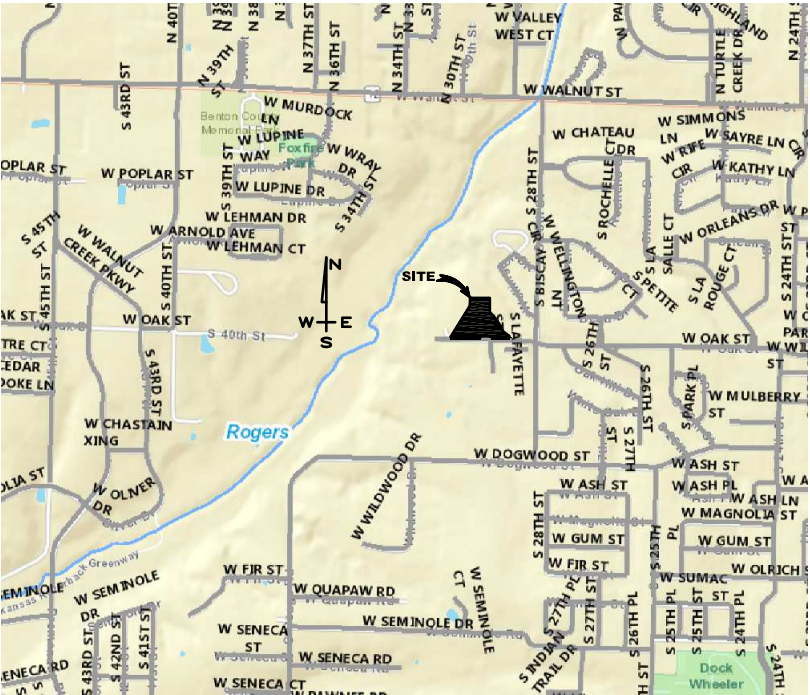
SHEET TITLE
COVER SHEET
SHEET NUMBER
C 1.0



A-1 ZONING BUILDING SETBACK TABLE	
FRONT	40'
SIDE INTERIOR	20'
SIDE EXTERIOR	40'
REAR	35'

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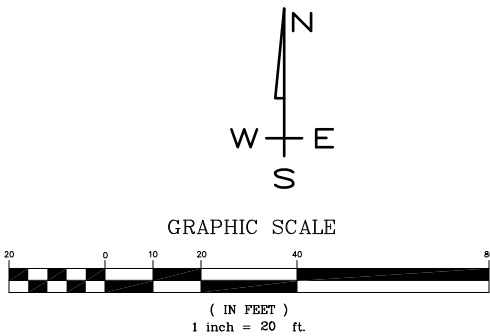
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SITE PLAN

SHEET NUMBER
C 1.1



C 1.2